



248 Painthorpe Lane, Crigglestone - WF4 3HR

£1,150,000 Freehold

Stunning individual detached family home with large garden plot with all weather tennis court. Offering privacy with Detached Double Garage. South facing balcony off the Master Bedroom, fantastic games room. Luxuriously finished throughout. A viewing a must!!!!

Outer Entrance Porch

Leads to...

Reception Hallway

With double glazed entrance door and window, feature open staircase.

Cloakroom

Having hand wash basin, low flush w/c, set in back to wall furniture, built in storage cupboard, central heating radiator.

Living Room

A light and airy room with raised seating area with bi-folding doors leading onto the patio, sliding patio doors to the side, two double glazed windows, four wall light points, central heating radiators.

Formal Dining Room

Situated to the front of the property with three double glazed windows, two central heating radiators.

Stunning Breakfast Kitchen

With designer style modern contemporary wall and base units, contrasting granite worktops with feature centre island, built in double oven, hob with extractor hood over, integrated dishwasher, chrome heated towel rail, underfloor heating, two sets of bi-folding doors overlook the rear garden and give access to the decking area, opening to...

Orangery

With two sliding double glazed doors leading onto the decking area and overlooking the rear garden, underfloor heating, an excellent entertaining space.

Utility/Boot Room

Recently refitted with a range of high gloss units, plumbing for automatic washing machine and space for dryer, colour coordinated sink unit, monobloc tap fitment, built in fridge and freezer, microwave, wine cooler, underfloor heating with oak flooring, double glazed rear entrance door.

Office/Gym

With downlighting to the ceiling, double glazed window and fitted units and shelving, central heating radiator, rear entrance lobby with built in storage and access to further wash hand basin, low flush w/c, situated off the kitchen.

Stairs lead to...

First Floor

With built in storage, central heating radiator.

Master Bedroom

Having feature full glass gable window with sliding doors leading onto the extensive balcony, with built in wardrobes, central heating radiator, access to...

Walk-in Wardrobe and Ensuite Shower

With twin wash hand basin set in vanity unit, low flush w/c, large walk-in shower, fully tiled with chrome heated towel rail.

Guest Bedroom

Having double glazed windows, French doors leading onto "Juliette" balcony making the most of the views, central heating radiator, walk-in wardrobe with hanging space.

Ensuite Shower Room

With wash hand basin, low flush w/c, walk-in shower being fully tiled, double glazed window.

House Bathroom

Furnished with contemporary white suite with chrome fittings comprising wash hand basin set in vanity unit, low flush w/c, separate shower, feature free standing bath, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear

With double glazed window making the most of the views, central heating radiator.

Bedroom to Front

11' 6" x 10' 0" (3.50m x 3.05m)

With built in storage cupboard containing central heating boiler, double glazed window, central heating radiator

Stairs Lead To...

Second Floor Landing

With access to large eaves storage area.

Games Room

Having twelve double glazed Velux roof lights together with full glass gable window making the most of the views overlooking the tennis courts, oak flooring, three central heating radiators, offering excellent entertaining space.

Outside

The property is accessed off Painthorpe lane with automated gates leading to driveway and turning circle with mature conifers, leading to detached double garage being brick built with feature clock tower, automated doors, separate w/c, Velux roof light (6.34m x 6.10m). Adjacent further garden area with paved pathways, extensive lawn garden to the side and rear, offers complete privacy together with separate and enclosed all weather full sized tennis court, excellent for those wishing to entertain.

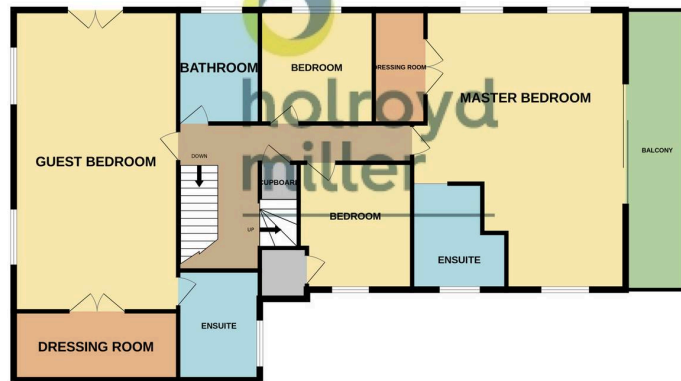




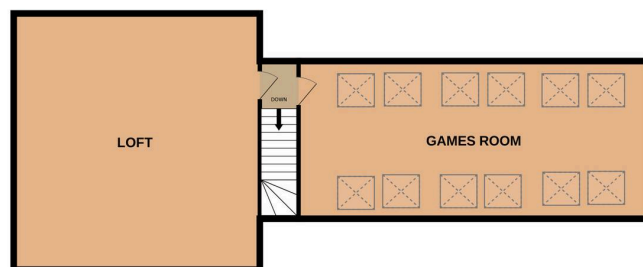
GROUND FLOOR
1948 sq.ft. (181.0 sq.m.) approx.



1ST FLOOR
1552 sq.ft. (144.2 sq.m.) approx.



2ND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 4497 sq.ft. (417.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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